



THE
A-TEAM

**RE/MAX
FIRST**

2280 68 Street #2115, Calgary T1Y 7M1

MLS® #: **A2169484**

Area: **Monterey Park**

Listing Date: **10/01/24**

List Price: **\$294,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **980**
Low Sqft:
Ttl Sqft: **980**

DOM

63

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer:
Ext Feat: **Covered Courtyard,Lighting,Storage**

Construction: **Stucco**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|-------------------------|--------------|----------------------|
| 3pc Bathroom | Main | 4`11" x 7`5" | Bedroom | Main | 10`3" x 12`0" |
| Bedroom - Primary | Main | 9`8" x 18`3" | 4pc Ensuite bath | Main | 7`4" x 4`11" |
| Dining Room | Main | 13`10" x 15`0" | Kitchen | Main | 8`11" x 11`3" |
| Laundry | Main | 4`10" x 7`9" | Entrance | Main | 6`11" x 7`4" |
| Living Room | Main | 12`6" x 12`0" | Storage | Main | 4`5" x 2`8" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$649

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 0311962

Remarks

Pub Rmks: **Welcome to your charming main floor condo that is the largest in the building with direct access to green space. This spacious corner end unit condo features 980 sqft of open living space with a huge private balcony. As you step through the front entrance, you'll immediately appreciate the thoughtful layout. To your right, you'll find a dedicated laundry area with double front closets. Straight ahead, the spacious open-concept kitchen flows seamlessly into the inviting open concept living and dining areas. Kitchen has white cabinets with plenty of storage and countertop space. Large extra windows fill the space with natural light, creating a warm and welcoming atmosphere. Step outside from the living room onto your private balcony which also includes additional storage, keeping your essentials organized and accessible. The two bedrooms are thoughtfully positioned on opposite sides of the unit, providing privacy and tranquility. The primary bedroom features double closets and an en-suite full bath. The second bedroom is equally spacious and conveniently located near the second full bathroom that boast a walk-in shower. You'll also enjoy the community's common area, complete with a charming gazebo, perfect for gathering with friends or enjoying a peaceful moment in nature. This freshly painted unit combines modern living with practical amenities, making it the ideal place to call home. An affordable condo in a great complex that is well maintained! CONDO FEES INCLUDE HEAT , ELECTRICITY , WATER, AND SEWER. A secure building with cameras and key scanners plus 1 titled UNDERGROUND HEATED PARKING STALL. Walking distance to numerous amenities; parks, shopping, schools and transit. Quick access to Stoney Trail and 16 Ave. Book your showing today!**

Inclusions: NA
Property Listed By: URBAN-REALTY.ca

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













